

**COMMUNITY MEETING REPORT**  
**Petitioner: The Charlotte-Mecklenburg Hospital Authority**  
Rezoning Petition No. 2021-092

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on May 27, 2021. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Tuesday, June 8, 2021 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

**PERSONS IN ATTENDANCE AT MEETING:**

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Bennett Thompson of the Petitioner, Dennis Miller of Wexford Science & Technology, Steve Blakley, Laura Reid and Ryan Lewis of Kimley Horn & Associates and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2021-092.

The Charlotte-Mecklenburg Hospital Authority (Atrium) is the Petitioner. We have previously met with area residents and organizations regarding this rezoning request, and we are happy to have additional meetings of course. We will make a report of this meeting and file it with the City Clerk and Planning Department in advance of the Public Hearing. This a Zoom Webinar. A good many people are attending so what we would like to do is to go through our presentation. At the conclusion of our presentation, there is a Q&A icon at either the top or bottom of your screen. Click on that icon and you can type a question and I will read the question. The appropriate team member will then answer the question. We appreciate your patience.

Bennett Thompson then addressed the meeting. Bennett Thompson stated that he appreciates everyone joining us tonight. I just want to take a quick moment to introduce Dennis Miller with the Wexford Science & Technology team. Dennis will talk later about his background and some of the work that Wexford does. Atrium, as the anchor tenant of this proposed development along

with Wake Forest Medical School, has brought in Wexford as the developer to help us bring the vision for this development to life.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, September 20, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4<sup>th</sup> Street. However, the Public Hearing will likely be a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, October 5, 2021 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. However, the Zoning Committee Work Session will likely be a virtual meeting due to COVID-19. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, October 18, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed an aerial photograph of the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 14.284 acres and is located on the east side of East Morehead Street and the south side of South McDowell Street near the intersection of East Morehead Street and South McDowell Street. The site is outlined in green on the aerial photograph.

John Carmichael stated that the Petitioner is requesting that this site be rezoned to the MUDD-O zoning district to accommodate a multi-use development on the site that could contain medical school, research, medical office, office, residential, retail and hotel uses, among other uses. If this rezoning request is approved, the density set out below would be permitted on the site.

- A. A maximum of 1,310,000 square feet of non-residential gross floor area.
- B. A maximum of 150,000 square feet of such gross floor area could be devoted to retail sales, personal service uses and eating, drinking and entertainment establishments (Type 1 and/or Type 2).
- C. A maximum of 1,000 multi-family units.
- D. A maximum of 600 hotel rooms.

There would be conversion rights as well.

The conversion rights would allow the following:

- A. Up to 200,000 square feet of additional non-residential gross floor area by reducing the number of multi-family units allowed on the site at the rate of one multi-family dwelling unit per 1,000 square feet of additional gross floor area.
- B. Up to 200 additional multi-family units by reducing the amount of non-residential gross floor area permitted on the site at the rate of 1,000 square feet of gross floor area per additional multi-family unit.

- C. Up to 150,000 square feet of additional non-residential gross floor area by reducing the number of hotel rooms allowed on the site at the rate of one hotel room per 1,000 square feet additional gross floor area.

John Carmichael then shared and discussed the rezoning plan. This is the rezoning plan that you will find on the Planning Department's website. We have received comments back from Planning, CDOT and other City agencies on the rezoning plan. A revised rezoning plan will be filed on or before August 16, 2021.

This is the first page of the Rezoning Plan. It essentially divides the site into two development areas: Development Area A at the top of the page and Development Area B at the bottom of the page. This is McDowell Street to the left and Morehead Street below and I-277 at the top of the page. Baxter Street is running through the middle of the site.

This green line represents a new public street that would connect Baxter Street to East Morehead Street. The top green line is a potential private street through the site that would connect Baxter to McDowell Street.

This page contains the building height envelopes and it sets out the maximum building heights in each building height envelope. The maximum building height at the top of the page closest to I-277 would be 325 feet. The maximum building height in the center portion of the site would be 225 feet. The maximum building height closest to East Morehead Street would be 125 feet.

This page provides information on the pedestrian and bicycle connections and some of the improvements.

Bennett Thompson then addressed the meeting again and he shared images of the site and portions of the proposed project. These images are consistent with our announcement on March 26 about the medical school and research campus that would be located on this site.

What you see depicted here is the School of Medicine on the right, which is an approximately 300,000 square foot building that is 18 stories and 270 feet in height. On the left is a Research Building, which is an approximately 250,000 square foot building that is 10 stories and 150 feet in height. You cannot see the parking garage that would be located behind the Research Building. This would be parking for both facilities. The buildings may not look exactly like these images but they are representative of where we are. This image shows the plaza area between these two buildings. The plaza area is really a hub for learning and social interaction as well as place that the community can gather. There would be bike paths and pedestrian areas in the plaza.

In our view, this is a once in a generation opportunity to build this knowledge community close to our Main Campus and close to Uptown Charlotte and it is made possible by the partnership between Atrium Health, Wake Forest Baptist Health and Wake Forest University.

Bennett Thompson then shared a video that shows the improvements to the Carolinas Medical Center main campus and portions of this proposed development.

Bennett Thompson stated that Wexford is a unique partner because this type of development is what they do. Wexford actually partnered with Wake Forest on its Innovation Corridor in Winston-Salem. We are pleased to have Dennis here.

Dennis Miller then addressed the meeting. He stated that Wexford is a unique development company because we only develop Innovation Districts throughout the country. This development is exciting news for Charlotte. Charlotte is going to receive a four-year medical school. When you think of Charlotte, it is one of the largest cities that does not have a four-year medical school.

Dennis Miller shared and discussed slides that provide information on the proposed development and Wexford.

Among other things, Dennis Miller stated that the site is centrally located between Uptown and the CMC main campus. The site is walkable to Uptown and the CMC main campus.

Dennis Miller stated that it is important to create gathering spaces on the site not just for people inside the buildings but the greater community as well. This site will have musical events, restaurants and outdoor dining among other things.

Wexford focuses on Innovation Districts. We do this throughout the country. We have been doing this for about 15 years. We have about 9 million square feet of Innovation District experience throughout the country with 27 higher education institutions.

This map shows our locations. We go coast to coast. This map also shows our education institution partners.

We have three Innovation Districts in North Carolina. Our partners are Duke, Wake Forest and now Atrium.

Dennis Miller shared images of some of Wexford's Innovation Districts. He stated that each one is really unique and different. Each Innovation District relates to the particular community. Innovation Districts are not just about research and science. It is really about finding ways to connect with the community and create upward mobility opportunities. What we have found is that with STEM you really have to have early awareness. We have youth programs that are providing awareness at the elementary school level. At the middle school level, we increase that awareness. We create programs that have a little more practical experience. Then at the high school level, we have internship and training opportunities. Then when you are in college, we also have additional training opportunities to create the ability for persons to come from their education and matriculate right into a job in the STEM career or STEM area.

There are also opportunities to train persons who decide that they do not want to go to college. We are very happy to say that in Innovation Districts throughout the country, about 30% to 40% of the jobs in these Innovation Districts do not require college degrees. It may require a certification. A certification is something you can get through a Community College or training programs.

Our data shows that life science workers in an Innovation District earn about 15% more than a worker outside an Innovation District. We will also be very intentional about building capacity for minority and women owned businesses through every phase of the development as well as in the operation of the Innovation District. We will do that by breaking down smaller packages sometimes for minority and women owned businesses. An organized outreach program will be implemented. We will look for NBE and WBE businesses that we are able to support.

The last piece here is especially unique to this location because of the affiliation with Atrium Health. It is an initiative for healthcare equity.

Laura Reid then addressed the meeting and discussed the Traffic Impact Study they are preparing for the development and transportation matters.

Laura Reid shared a slide that shows the intersections that will be studied and she discussed each intersection. The intersections are numbered 1 through 18 as you can see. The first 13 intersections are existing intersections on the network along Morehead, McDowell and Kenilworth. Intersections 14 through 18 are the access points for the site that will be added as part of the development.

Intersections 14 and 15 on South McDowell will be right in/right out access points. Intersection 17 on Morehead will also be right in/right out. With respect to intersection 16, we will look at that intersection as both a left over so you can make a left in/right in and right out and also as a right in/right out only. Once we submit this study, we will be coordinating with NCDOT and CDOT to determine what the appropriate configuration at that location will be.

As I mentioned, we are working through the TIS so we do not have results at this point in time. As we work through the TIS and our analysis, we are continuing our coordination with both NCDOT and CDOT. Through that we will determine the offsite improvements that are required as part of this rezoning. Looking at internal road connections, a new street will connect Baxter and Pearl Park. So creating more of a grid network in this area, which helps to distribute both our traffic and some of the existing traffic out there now.

Also as part of this study we are looking at a transportation demand management plan or TDM. This is looking at alternative methods of reducing vehicular trips to and from the site. We will be coordinating with the agencies on what methods we could implement in this area to achieve the reductions and also multi-modal connections: bike, pedestrian, greenway and bus. We are also looking at potential pedestrian crossings along Morehead Street. More specifically, we are looking at a potential hawk signal crossing on Morehead Street next to Covenant Presbyterian Church.

John Carmichael stated that we are happy to answer your questions now. There is a Q&A icon at the top or bottom of your screen. If you type a question, I will read it and the appropriate team member will answer it. I do appreciate your patience. That was about a 31 minute presentation. If you have a question after tonight, you can certainly follow up with us as well.

- An attendee stated that it looks like the medical school building could block my view to Uptown from my condo. How can I determine if this will occur? Bennet Thompson stated that we can provide you with sight line information.
- An attendee asked other than access roads, what are the plans along East Morehead Street. Laura Reid stated that they are working through that right now as they work on the traffic study. Any improvements, whether turn lanes or any other type of mitigation improvement, along East Morehead will be determined as we complete the traffic study. We do not have a final answer yet, but that is something we are looking at. Bennett Thompson stated that he thinks the attendee is also asking about the uses along East Morehead Street. Based on our current rezoning plan, the uses are those allowed in the MUDD zoning district except for certain prohibited uses. There is not currently a specific plan for that area.

- An attendee asked where the residential uses would be located on the site. Dennis Miller stated that we have not gotten that far yet in terms of design. Our focus has really been on the medical school building and the first research building. That is because the goal is to open the medical school in 2024. That being said, our general philosophy is to design well-activated mixed use projects in which residential uses are disbursed throughout the development. That would be the philosophy for this site as well.
- An attendee asked why the parcel located in the middle of the site on Morehead Street is not included in the rezoning request. Bennet Thompson stated that this parcel is simply not part of the project. It is owned by a separate entity.
- An attendee asked what would be the length of time for the full development of the site. Dennis Miller stated that the goal is to have the medical school building completed and open in 2024. The full buildout of the site could take 8 to 10 years.
- An attendee asked if the research building is a part of the first phase. Dennis Miller stated that the research building would be part of the first phase of development.
- With respect to construction traffic, Dennis Miller stated that we have not worked out a construction logistical plan yet, but I will say this. Based on where the site is located, we would be avoiding the residential neighborhoods. Because we have easy access to I-277 coming off on Kenilworth into the site, I would envision the majority of our construction traffic would be routed that way. However, we would have to have construction disbursed throughout the 14 acres at some point in time.
- An attendee asked where the parking deck would be located, and Dennis Miller stated that it would be located behind the research building, between the research building and I-277.
- In response to a question, Dennis Miller stated that the cost of the medical school building, the research building and the parking deck will exceed 300 million dollars.
- An attendee asked how many parking spaces are planned. Dennis Miller stated that we are still working on the parking spaces. I do not have any information on the total number of parking spaces at this time. It would clearly meet and exceed the zoning requirements. What goes hand in hand with that is the TDM plan and the alternate modes of transportation.
- In response to a question, Dennis Miller stated that he does not know how many people will be employed to build the project. We have not yet engaged a construction management company to begin work on those projections. I would estimate, however, that to construct buildings of this scale and size, it would be normal to expect 500 to 600 people to be employed to work on the construction of the buildings.
- In response to a question, Dennis Miller stated that he did not know how many full time employees would work in these facilities, but he would guess approximately 600.
- In response to a question, Dennis Miller stated that housing will be located on the site, however, they have not yet determined what the housing options will be and whether there will be affordable units.
- In response to a question regarding the identity of the project architect, Dennis Miller stated that they have been working with Ayers Saint Gross and Neighboring Concepts. However, additional architectural firms will be engaged as well.

- An attendee asked how they can stay updated if the dates of the Public Hearing, Zoning Committee or City Council decision change. John Carmichael stated that he will email the attendees if the dates change.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 16<sup>th</sup> day of August, 2021

**The Charlotte-Mecklenburg Hospital Authority, Petitioner**

cc: Ms. Lisa Arnold, Charlotte Planning, Design & Development Department (via e-mail)

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

| 2021-092 | TAXPID   | OWNERLASTN                                 | OWNERFIRST                | COWNERFIRS     | COWNERLAST                    | MAILADDR1                     | MAILADDR2                | CITY             | STATE | ZIPCODE |
|----------|----------|--|---------------------------|----------------|-------------------------------|-------------------------------|--------------------------|------------------|-------|---------|
| 2021-092 | 12310101 | COVENANT PRESBYTERIAN CHURCH               |                           |                |                               | 1000 E MOREHEAD ST            |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12310103 | FIRST CHURCH OF CHRIST                     | SCIENTIST CHARLOTTE N C I |                |                               | 1048 E MOREHEAD ST            |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12310104 | COVENANT PRESBYTERIAN CHURCH               | INC                       |                |                               | 1000 E MOREHEAD ST            |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12310105 | COVENANT PRESBYTERIAN CHURCH               |                           |                |                               | 1000 E MOREHEAD ST            |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12310106 | COVENANT PRESBYTERIAN CHURCH               |                           |                |                               | 1000 E MOREHEAD ST            |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12310107 | COVENANT PRESBYTERIAN CHURCH CHAR          |                           |                |                               | 1000 EAST MOREHEAD ST         |                          | CHARLOTTE        | NC    | 28203   |
| 2021-092 | 12310108 | COVENANT PRESBYTERIAN CHURCH               |                           |                |                               | 1000 E MOREHEAD ST            |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12314107 | PRIMIS                                     | BLAIR                     | ERIN           | SANTOS                        | 1124 DILWORTH CRESCENT ROW    |                          | CHARLOTTE        | NC    | 28203   |
| 2021-092 | 12314108 | CLEVELAND                                  | ROGER                     |                |                               | 1128 DILWORTH CRESCENT RW     |                          | CHARLOTTE        | NC    | 28203   |
| 2021-092 | 12314109 | HOPPER                                     | JACKSON BARTON            |                |                               | 229 KINGSTON AVE              |                          | CHARLOTTE        | NC    | 28203   |
| 2021-092 | 12314110 | ENNA                                       | DAVID R                   | DEBORAH J      | ENNA                          | 1136 DILWORTH CRESCENT ROW    |                          | CHARLOTTE        | NC    | 28203   |
| 2021-092 | 12314111 | BUNKNER                                    | KATHRYN M                 |                |                               | 1140 DILWORTH CRESCENT ROW    |                          | CHARLOTTE        | NC    | 28206   |
| 2021-092 | 12314112 | WOJCIECHOWSKI                              | THOMAS                    | JULIA          | WOJCIECHOWSKI                 | 1144 DILWORTH CRESCENT ROW    |                          | CHARLOTTE        | NC    | 28203   |
| 2021-092 | 12314113 | SEGODNIA                                   | JAMES JOSEPH              |                |                               | 1148 DILWORTH CRESCENT ROW    |                          | CHARLOTTE        | NC    | 28203   |
| 2021-092 | 12314114 | SMITH                                      | MARY E                    | DENNIS         | SMITH                         | 1150 DILWORTH CRESCENT ROW    |                          | CHARLOTTE        | NC    | 28203   |
| 2021-092 | 12314115 | HOBSON                                     | HOLLY E                   |                |                               | 1200 DILWORTH CRESCENT ROW    |                          | CHARLOTTE        | NC    | 28203   |
| 2021-092 | 12314136 | JONES                                      | GEORGE W                  |                |                               | 1137 DILWORTH CRESCENT ROW    |                          | CHARLOTTE        | NC    | 28203   |
| 2021-092 | 12314137 | CAKE PROPERTIES LLC                        |                           |                |                               | 5 SPRING ST UNIT 403          |                          | SARATOGA SPRINGS | NY    | 12866   |
| 2021-092 | 12314199 | DILWORTH CRESCENT HOMEOWNER'S              | ASSOCIATION INC           |                | C/O J J GROSS                 | 3040 ONE FIRST UNION CTR      | 301 SOUTH COLLEGE STREET | CHARLOTTE        | NC    | 28202   |
| 2021-092 | 12314204 | ORIOLE STREET REAL ESTATE LLC              |                           |                | C/O BRENT A TORSTRICK         | 800 E. MOREHEAD ST.           |                          | CHARLOTTE        | NC    | 28202   |
| 2021-092 | 12314206 | HALL                                       | CYNTHIA B                 |                |                               | 7207 PENCE RD                 |                          | CHARLOTTE        | NC    | 28215   |
| 2021-092 | 12517101 | MECKLENBURG COUNTY                         |                           |                | C/O REAL ESTATE /FINANCE DEPT | 600 E 4TH ST 11TH FLOOR       |                          | CHARLOTTE        | NC    | 28202   |
| 2021-092 | 12517104 | PRESLEY UPTOWN VENTURE LLC                 |                           |                | ATTN: JILLIPT ASST MANAGER    | 333 W WACKER DR STE 2300      |                          | CHICAGO          | IL    | 60606   |
| 2021-092 | 12517301 | DUNCAN-PARNELL CO                          |                           |                |                               | PO BOX 35649                  |                          | CHARLOTTE        | NC    | 28235   |
| 2021-092 | 12517303 | EXECUTIVE PARK INVESTMENTS LLC (BY MERGER) |                           |                |                               | 2241 PINWOOD CIRCLE           |                          | CHARLOTTE        | NC    | 28211   |
| 2021-092 | 12517321 | COFFEY CREEK COMMERCE CENTER II LLC        |                           |                |                               | 817 E MOREHEAD ST             |                          | CHARLOTTE        | NC    | 28202   |
| 2021-092 | 12517322 | BEACON MPI-831EM LLC                       |                           |                |                               | 500 E MOREHEAD ST STE 200     |                          | CHARLOTTE        | NC    | 28202   |
| 2021-092 | 12520101 | GORDON                                     | WILLIAM STRAFFORD III     | JEFFREY STUART | GORDON                        | 9725 HATFIELD RD              |                          | CHARLOTTE        | NC    | 28278   |
| 2021-092 | 12520102 | 919 S MCDOWELL LLC                         |                           |                |                               | 4201 CONGRESS ST STE 170      |                          | CHARLOTTE        | NC    | 28209   |
| 2021-092 | 12520104 | GG-MOREHEAD LLC                            |                           |                |                               | 5126 PARK RD 2E               |                          | CHARLOTTE        | NC    | 28209   |
| 2021-092 | 12520105 | LB AQUISITIONS LLC                         |                           |                |                               | 3340 ROBINWOOD RD STE 100-521 |                          | GASTONIA         | NC    | 28054   |
| 2021-092 | 12520106 | FAISON-MOREHEAD STREET LLC                 |                           |                | MOUNTAIN ASSOCIATES II LLC    | 121 W TRADE ST STE 2800       |                          | CHARLOTTE        | NC    | 28202   |
| 2021-092 | 12520107 | LOOKOUT NC PROPERTIES LLC                  |                           |                | C/O ROBINSON BRADSHAW         | 101 N TRYON ST STE 1900       |                          | CHARLOTTE        | NC    | 28246   |
| 2021-092 | 12520110 | LOOKOUT NC PROPERTIES LLC                  |                           |                | C/O ROBINSON BRADSHAW         | 101 N TRYON ST STE 1900       |                          | CHARLOTTE        | NC    | 28246   |
| 2021-092 | 12520111 | LOOKOUT NC PROPERTIES LLC                  |                           |                | C/O ROBINSON BRADSHAW         | 101 N TRYON ST STE 1900       |                          | CHARLOTTE        | NC    | 28246   |
| 2021-092 | 12520112 | EAST MOREHEAD PROPERTIES INC               |                           |                |                               | 1057 E MOREHEAD ST            |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12520128 | COLCHESTER PROPERTIES LLC                  |                           |                |                               | 725 PROVIDENCE RD, STE 212    |                          | CHARLOTTE        | NC    | 28207   |
| 2021-092 | 12520129 | PRIMAX PROPERTIES LLC                      |                           |                |                               | 1100 E. MOREHEAD ST           |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12520130 | 1101 GREENWOOD CLIFF LLC                   |                           |                |                               | 1101 GREENWOOD CLIFF          |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12520150 | LOOKOUT NC PROPERTIES LLC                  |                           |                | C/O ROBINSON BRADSHAW         | 101 N TRYON ST STE 1900       |                          | CHARLOTTE        | NC    | 28246   |
| 2021-092 | 12520151 | HORIZON DEVELOPMENT PROPERTIES INC         |                           |                |                               | 400 EAST BLVD                 |                          | CHARLOTTE        | NC    | 28203   |
| 2021-092 | 12520152 | HDP CHARLOTTETOWN EDWIN LLC                |                           |                |                               | 400 EAST BLVD                 |                          | CHARLOTTE        | NC    | 28203   |
| 2021-092 | 12520153 | MECKLENBURG COUNTY                         |                           |                | C/O REAL ESTATE /FINANCE DEPT | 600 E 4TH ST 11TH FLOOR       |                          | CHARLOTTE        | NC    | 28202   |
| 2021-092 | 12520154 | CHARLOTTE-MECKLENBURG HOSPITAL             | AUTHORITY                 |                | ATTN: LEGAL DEPT.             | P O BOX 32861                 |                          | CHARLOTTE        | NC    | 28232   |
| 2021-092 | 12520155 | CHARLOTTE-MECKLENBURG HOSPITAL             | AUTHORITY THE             |                |                               | PO BOX 32861                  |                          | CHARLOTTE        | NC    | 28232   |
| 2021-092 | 12520158 | LOOKOUT NC PROPERTIES LLC                  |                           |                | C/O ROBINSON BRADSHAW         | 101 N TRYON ST STE 1900       |                          | CHARLOTTE        | NC    | 28246   |
| 2021-092 | 12520159 | 1065 MOREHEAD STREET PROPERTY LLC          |                           |                |                               | 1100 EAST MOREHEAD ST         |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12520160 | HORIZON DEVELOPMENT PROPERTIES INC         |                           |                |                               | 400 EAST BLVD                 |                          | CHARLOTTE        | NC    | 28203   |
| 2021-092 | 12520185 | 1065 MOREHEAD STREET PROPERTY LLC          |                           |                |                               | 1100 EAST MOREHEAD ST         |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12520186 | 919 S MCDOWELL LLC                         |                           |                |                               | 4201 CONGRESS ST STE 170      |                          | CHARLOTTE        | NC    | 28209   |
| 2021-092 | 12520215 | WELL PAPPAS BERKELEY OWNER LLC             |                           |                | C/O PAPPAS PROPERTIES LLC     | 4777 SHARON RD STE 550        |                          | CHARLOTTE        | NC    | 28210   |
| 2021-092 | 12520216 | WELL PAPPAS BERKELEY OWNER LLC             |                           |                | C/O PAPPAS PROPERTIES LLC     | 4777 SHARON RD STE 550        |                          | CHARLOTTE        | NC    | 28210   |
| 2021-092 | 12520217 | WELL PAPPAS BERKELEY OWNER LLC             |                           |                |                               | 4777 SHARON RD STE 550        |                          | CHARLOTTE        | NC    | 28210   |
| 2021-092 | 12520401 | BURT                                       | KATHY LEATHERMAN          |                |                               | 1109 E MOREHEAD ST APT 1      |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12520402 | MISENHEIMER                                | DIANE MAY                 |                |                               | 1109 E MOREHEAD ST UNIT 2     |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12520403 | KENNEDY                                    | DAVID ARTHUR              |                |                               | 1109-3 E MOREHEAD ST          |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12520404 | GRANT                                      | DOUGLAS SCHUYLER          |                |                               | 1109 E MOREHEAD ST            |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12520405 | FRIEND                                     | THOMAS J                  |                |                               | 1109 EAST MOREHEAD ST 5       |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12520406 | SAKALA                                     | HOPE ELIZABETH            |                |                               | 1109 E MOREHEAD ST UNIT 6     |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12520407 | PARKER                                     | SARA ELIZABETH            |                |                               | 1109 E MOREHEAD ST APT 7      |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12520408 | CALDWELL                                   | BRADLEY S                 |                |                               | 1109 E MOREHEAD ST UNIT 8     |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12520409 | VAN DYNE                                   | COURTNEY LANE             |                |                               | 1109 E MOREHEAD ST UNIT 9     |                          | CHARLOTTE        | NC    | 28204   |
| 2021-092 | 12520410 | COOPER                                     | KRISTEN                   | DEREL M        | BIRKENHAUER                   | 1109 E MOREHEAD ST APT 10     |                          | CHARLOTTE        | NC    | 28204   |





|          |          |                                 |                 |                        |                               |              |    |       |
|----------|----------|---------------------------------|-----------------|------------------------|-------------------------------|--------------|----|-------|
| 2021-092 | 12520411 | MAHARANA                        | ASHLEY DEVIANNE |                        | 1109 EAST MOREHEAD ST UNIT 11 | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520412 | BOWLER                          | VICTORIA A      |                        | 1109 E MOREHEAD ST APT 12     | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520413 | BRISCHKE                        | KURTIS          |                        | 1109 MOREHEAD ST UNIT 13      | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520414 | CRAFT                           | ANDREW          |                        | 1109 E MOREHEAD ST UNIT 14    | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520415 | JULIS                           | MARK A          |                        | 1109 E MOREHEAD ST UNIT 15    | CHARLOTTE    | NC | 28262 |
| 2021-092 | 12520416 | KERN                            | DANA            |                        | 1109 E MOREHEAD ST UNIT 16    | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520417 | HALLAM                          | ANDREW          |                        | 1109 E MOREHEAD ST UNIT 17    | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520418 | BAKER                           | DAVID BENJAMIN  |                        | 1109 E MOREHEAD ST UNIT 28    | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520419 | HUNTLEY                         | RITA SIMPSON    | ROGER BAXTER SR        | 1109 E MOREHEAD ST APT 19     | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520420 | KALMIN                          | MATTHEW A       | HUNTLEY                | 1109 E MOREHEAD ST UNIT 20    | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520421 | HUCK FINN PROPERTIES LLC        |                 |                        | 3218 N. DAMEN UNIT 3 S        | CHICAGO      | IL | 60618 |
| 2021-092 | 12520422 | RITT                            | KENNETH R       | PAMELLA R              | 1109 MOREHEAD ST UNIT 22E     | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520423 | NICHOLSON                       | KIRSTEN         | NORMAN B               | 1109 E MOREHEAD ST UNIT 23    | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520424 | COLLINS                         | CHRISTINE       |                        | 1109 E MOREHEAD ST UNIT 24    | CHARLOTTE    | NC | 28203 |
| 2021-092 | 12520425 | TART                            | CECILIA QUINN   | EMMA R                 | 1101 E MOREHEAD ST UNIT 25    | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520426 | GILBERG                         | BARRY N         | QUINN                  | 1101 E MOREHEAD ST APT 26     | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520427 | HEGEL                           | JEFFRY M        |                        | 1101 E MOREHEAD ST UNIT 27    | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520428 | GRAPHICS RECYCLING LLC          |                 |                        | 2318 CROWN CENTER DR          | CHARLOTTE    | NC | 28227 |
| 2021-092 | 12520429 | BAESEL                          | EDWARD F III    | ELLEN                  | 2125 FLORAL AV                | CHARLOTTE    | NC | 28203 |
| 2021-092 | 12520430 | BEQUETTE                        | ANTHONY         |                        | 1101 E MOREHEAD ST UNIT 30    | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520431 | LEE                             | YEN YEN         |                        | 1534 E WORTHINGTON AVE        | CHARLOTTE    | NC | 28203 |
| 2021-092 | 12520432 | ULAK                            | TUFAN           |                        | 1101 E MOREHEAD ST UNIT 32    | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520433 | TATMAN                          | GUNHAN H        | ZERRIN N               | 1101 E MOREHEAD ST UNIT 33 E  | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520434 | OSSIO                           | NICHOLAS ECOS   | TATMAN                 | 12626 HOLLYHOCK LN            | HUNTERSVILLE | NC | 28078 |
| 2021-092 | 12520435 | SELL IT QUICK REAL ESTATE LLC   |                 |                        | 1101 W 1ST ST UNIT 408        | CHARLOTTE    | NC | 28202 |
| 2021-092 | 12520436 | O'BRYANT                        | SHAUN P         |                        | 1101 E MOREHEAD ST UNIT 36    | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520437 | MURRAY                          | JOHN JOSEPH     |                        | 1101 E MOREHEAD ST UNIT 37    | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520438 | MCGRATH                         | PETER J JR      | MERRIE D               | 124 E WORTHINGTON AVE         | CHARLOTTE    | NC | 28203 |
| 2021-092 | 12520439 | DORE                            | WHITNEY RACHEL  | MCGRATH                | 1101 E MOREHEAD ST APT39-E    | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520440 | CASWELL                         | HARPER          |                        | 1101 EAST MOREHEAD ST UNIT 40 | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520441 | ANDERSON                        | STEPHEN H       | ANA                    | 12521 CEDAR FALL DR           | HUNTERSVILLE | NC | 28078 |
| 2021-092 | 12520442 | CHISHOLM                        | MATTHEW         | PATRICIA               | 1101 E MOREHEAD ST UNIT42     | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520443 | RUPNARINE                       | NICOLAS CHARLES | CHISHOLM               | 1101 E MOREHEAD ST APT 43     | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520444 | WILLIAMS                        | JIM M           |                        | 7799 RITTENHOUSE LN           | JACKSONVILLE | NC | 32256 |
| 2021-092 | 12520445 | HEMMING                         | HARVEY          | ANTONIA                | 10610 S HALL DR               | CHARLOTTE    | NC | 28270 |
| 2021-092 | 12520446 | BLANKENSHIP                     | JAMES WALTER    | NORA YVONNE            | 1101 E MOREHEAD ST UNIT 46    | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520447 | BOVE                            | NANCY K         | BLANKENSHIP            | 159 CRESCENT BEACH DR         | BURLINGTON   | VT | 05408 |
| 2021-092 | 12520448 | STURKEY                         | AMY E           |                        | 1416 CYRUS DR                 | CHARLOTTE    | NC | 28205 |
| 2021-092 | 12520449 | PRIMAX PROPERTIES LLC           |                 |                        | 1100 E. MOREHEAD ST           | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520450 | PEACOCK FAMILY BUSINESS THE LLC |                 | C/O EDWIN B PEACOCK JR | 3732 POMFRET LN               | CHARLOTTE    | NC | 28211 |
| 2021-092 | 12520451 | PEACOCK FAMILY BUSINESS THE LLC |                 | C/O EDWIN B PEACOCK JR | 3732 POMFRET LN               | CHARLOTTE    | NC | 28211 |
| 2021-092 | 12520452 | MOREHEAD STREET HOLDINGS LLC    |                 |                        | 1115 E MOREHEAD ST STE 200    | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520453 | SAFALTA GROUP,LLC               |                 |                        | 1117 E MOREHEAD ST,STE 100    | CHARLOTTE    | NC | 28204 |
| 2021-092 | 12520454 | SAFALTA GROUP,LLC               |                 |                        | 1117 E MOREHEAD ST,STE 100    | CHARLOTTE    | NC | 28204 |

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE

| 2021-092 | ORGANIZATION_NAME                                    | FIRST_NAME    | LAST_NAME      | STREET_ADDRESS                | UNIT_NUM | CITY      | STATE | ZIP   |
|----------|--|---------------|----------------|-------------------------------|----------|-----------|-------|-------|
| 2021-092 | <Null>   | Linda         | Vanderbosch    | 600 E Worthington Ave         |          | Charlotte | NC    | 28203 |
| 2021-092 | Amherst Place Homeowners Association                 | June          | Watts-Mistri   | 1730 Amherst Pl               |          | Charlotte | NC    | 28204 |
| 2021-092 | Arts & Science Council- Culture Blocks               | Eboni         | Lewis          | 227 W. Trade Street           | 250      | Charlotte | NC    | 28202 |
| 2021-092 | Bike Routes 4 Fitness Inc                            | Debra L.      | Franklin       | 1750 Camden Road              | Apt. 610 | Charlotte | NC    | 28203 |
| 2021-092 | Charlotte Center City Partners- Uptown Neighborhoods | Kyle          | Bridges        | 200 South Tryon               |          | Charlotte | NC    | 28202 |
| 2021-092 | Charlotte Observer                                   | Karen         | Sullivan       | 600 S Tryon St                |          | Charlotte | NC    | 28202 |
| 2021-092 | Charlotte Regional Realtor Association               | Joe           | Padilla        | 1201 Greenwood Cliff          |          | Charlotte | NC    | 28204 |
| 2021-092 | Cherry Neighborhood Association                      | Kathryn       | Hubicki        | 325 Baldwin Ave               |          | Charlotte | NC    | 28204 |
| 2021-092 | Cherry Neighborhood Association                      | Kristen Joyce | Moyer          | 1922 Luther St                |          | Charlotte | NC    | 28204 |
| 2021-092 | Cherry Neighborhood Association                      | Myron         | Patton         | 1623 Luther St                |          | Charlotte | NC    | 28204 |
| 2021-092 | Cherry Neighborhood Association                      | Stephanie     | Wick           | 1712 Amherst Pl               |          | Charlotte | NC    | 28204 |
| 2021-092 | Cherry Neighborhood Joint Leadership Team            | Sylvia        | Bittle- Patton | 1623 Luther Street            |          | Charlotte | NC    | 28204 |
| 2021-092 | Cherry/ Elizabeth                                    | Rex           | Jones          | 308 Queens Road #22           |          | Charlotte | NC    | 28204 |
| 2021-092 | DCA Land Use   | Ellen         | Citarella      | 322 E. Kingston Ave           |          | Charlotte | NC    | 28203 |
| 2021-092 | Dilworth   | Franklin      | Keathley       | 2144 Park Road                |          | Charlotte | NC    | 28203 |
| 2021-092 | Dilworth   | Christine     | Williamson     | 705 McDonald Ave              |          | Charlotte | NC    | 28203 |
| 2021-092 | Dilworth Community Association                       | Valerie       | Preston        | 413 E. Worthington Ave        |          | Charlotte | NC    | 28203 |
| 2021-092 | Dilworth Community Development Association           | Cynthia L.    | Schwartz       | 409 Rensselaer Av             |          | Charlotte | NC    | 28203 |
| 2021-092 | Dilworth Community Development Association           | Jill K        | Walker         | 1140 Liganore Pl              |          | Charlotte | NC    | 28203 |
| 2021-092 | Dilworth Community Development Association           | John          | Fryday         | 1119 Belgrave Pl              |          | Charlotte | NC    | 28203 |
| 2021-092 | Dilworth Community Development Association           | John          | Gresham        | 717 E Kingston Av             |          | Charlotte | NC    | 28203 |
| 2021-092 | Dilworth Community Development Association           | Mathew        | Demetriades    | 1320 Fillmore Avenue #422     |          | Charlotte | NC    | 28203 |
| 2021-092 | Dilworth Community Development Association           | Scott         | Paviol         | 1920 Park Road                |          | Charlotte | NC    | 28203 |
| 2021-092 | Dilworth Community Development Association           | Sis           | Atlass Kaplan  | 1320 Fillmore Av              | 318      | Charlotte | NC    | 28203 |
| 2021-092 | Dilworth Community Organization                      | Valerie       | Preston        | 413 E. Worthington Ave        |          | Charlotte | NC    | 28203 |
| 2021-092 | First Ward Neighbors, Inc                            | Bob           | Szymkiewicz    | 702 E 9th St                  |          | Charlotte | NC    | 28202 |
| 2021-092 | First Ward Neighbors, Inc                            | Will          | Haden          | 633 N. Alexander St.          |          | Charlotte | NC    | 28202 |
| 2021-092 | First Ward, Southend                                 | Cassie        | Brown          | 709 E. 8th Street             |          | Charlotte | NC    | 28202 |
| 2021-092 | Fourth Ward  | Terri         | Cain           | 127 N. Tryon St. #14          |          | Charlotte | NC    | 28202 |
| 2021-092 | Friends & Residents Of Historic Cherry               | Karen         | Jensen         | 311 Baldwin Av                |          | Charlotte | NC    | 28204 |
| 2021-092 | Gold District  | Paul          | Kardous        | 305 W Dunbar Street           |          | Charlotte | NC    | 28203 |
| 2021-092 | Heart Math Tutoring                                  | Holly         | Rodden         | 805 Lexington Ave             |          | Charlotte | NC    | 28203 |
| 2021-092 | Historic South End                                   | Megan         | Gude           | 1507 Camden Road              |          | Charlotte | NC    | 28203 |
| 2021-092 | Myers Park Manor                                     | Kris          | Taylor         | 430 Queens Road               | #521     | Charlotte | NC    | 28207 |
| 2021-092 | Office Of The Governor Of The North Carolina         | Budd D.       | Berro          | 600 E Fourth St               |          | Charlotte | NC    | 28202 |
| 2021-092 | Sharon Woods   | Sean          | Smith          | 318 Queens Rd                 |          | Charlotte | NC    | 28204 |
| 2021-092 | South End  | Brigit        | Taylor         | 315 Arlington Ave             | 1602     | Charlotte | NC    | 28203 |
| 2021-092 | South End  | Megan         | Pearl          | 315 Arlington Avenue          |          | Charlotte | NC    | 28203 |
| 2021-092 | South End Neighborhood Association                   | Jennifer      | McCartney      | 1453 Camden Road              |          | Charlotte | NC    | 28203 |
| 2021-092 | The Cherry Community Organization (CCO)              | Barbara       | Rainey         | 610 Baldwin Avenue            |          | Charlotte | NC    | 28204 |
| 2021-092 | Villa Heights Community Organization                 | Candace       | Davis          | 129 W. Trade St. Eighth Floor |          | Charlotte | NC    | 28202 |
| 2021-092 | Wilmore Neighborhood Association                     | Marilyn       | Corn           | 218 W Park Ave                |          | Charlotte | NC    | 28203 |

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting - **Rezoning Petition No. 2021-092** filed by The Charlotte-Mecklenburg Hospital Authority (Atrium Health) to request the rezoning of an approximately 14.284 acre site located on the east side of East Morehead Street, the south side of South McDowell Street and on Baxter Street (near the intersection of East Morehead Street and South McDowell Street)

**Date and Time  
of Meeting:** Tuesday, June 8, 2021 at 6:30 p.m.

**Place of Meeting:** See Below for Information on How to Access the Virtual Community Meeting

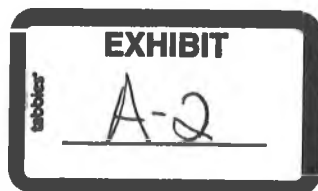
We are assisting The Charlotte-Mecklenburg Hospital Authority (Atrium Health) (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 14.284 acre site located on the east side of East Morehead Street, the south side of South McDowell Street and on Baxter Street (near the intersection of East Morehead Street and South McDowell Street) to the MUDD-O zoning district. The purpose of this rezoning request is to accommodate a multi-use development on the site that could contain a medical school and research, medical and general office, hotel, residential, retail and eating, drinking and entertainment establishment uses, among other uses. Under this rezoning request and subject to conversion rights, a maximum of 1,310,000 square feet of non-residential gross floor area (of which a maximum of 150,000 square feet of such gross floor area could be devoted to retail uses, personal service uses and eating, drinking and entertainment establishment uses), a maximum of 1,000 residential units and a maximum of 600 hotel rooms would be permitted on the site. The maximum building heights would range from 125 feet to 325 feet.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Tuesday, June 8, 2021 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the Community Meeting must email their personal email addresses to [communitymeeting@robinsonbradshaw.com](mailto:communitymeeting@robinsonbradshaw.com) to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2021-092), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2021Petitions/Pages/2021-092.aspx>. You can also continue to contact us with questions after the Community Meeting.



Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at [jcarmichael@robinsonbradshaw.com](mailto:jcarmichael@robinsonbradshaw.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Larken Egleston, Charlotte City Council District 1 (via email)  
Ms. Lisa Arnold, Charlotte Planning, Design & Development Department (via email)

Date Mailed: May 27, 2021

Attendee Report  
Report Generated:

Topic The Charlotte-Mecklenburg Hospital Authority – Medical School  
6/9/2021 14:48  
Webinar ID 953 5183 6049  
Actual Start Time 6/8/2021 18:09  
Actual Duration 78  
# Registered 28  
# Cancelled 0  
Unique View Total Users 28  
Max Concurrent Views 42  
0

Panelist Details

Attended

|     | User Name (Original Email)                | Join Time      | Leave Time     | Time in Session (n Country/Region Name) |
|-----|---|----------------|----------------|---|
| Yes | John Carmichael jrcarmichael@robinson     | 6/8/2021 18:09 | 6/8/2021 19:26 | 78 United States                        |
| Yes | Dennis Miller Dennis.Miller@wexford       | 6/8/2021 18:16 | 6/8/2021 19:26 | 70 United States                        |
| Yes | Bennett Thompson bennett.thompson@a       | 6/8/2021 18:26 | 6/8/2021 19:26 | 60 United States                        |
| Yes | Laura Reid laura.reid@kimley-ho           | 6/8/2021 18:20 | 6/8/2021 19:26 | 66 United States                        |
| Yes | Steve Blakley (Laura laura.reid@kimley-ho | 6/8/2021 18:27 | 6/8/2021 19:26 | 59 United States                        |
| Yes | McKenzie Publicover laura.reid@kimley-ho  | 6/8/2021 18:31 | 6/8/2021 19:26 | 55 United States                        |
| Yes | Travis Sheridan Travis.Sheridan@wexf      | 6/8/2021 18:11 | 6/8/2021 19:25 | 74 United States                        |
| Yes | Ryan Lewis ryan.lewis@kimley-ho           | 6/8/2021 18:16 | 6/8/2021 19:26 | 70 United States                        |

Attendee Details

Attended

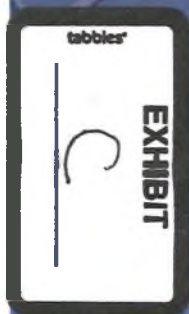
|     | User Name (Original First Name) | Last Name    | Email               | Registration Time       | Approval Status         | Join Time      | Leave Time     | Time in Session | Country/Region Name |
|-----|---------------------------------|--------------|---------------------|-------------------------|-------------------------|----------------|----------------|-----------------|---------------------|
| Yes | Franklin Keathley               | Franklin     | Keathley            | president@dilworthon    | 6/8/2021 18:32 approved | 6/8/2021 18:32 | 6/8/2021 18:48 | 16              | United States       |
| Yes | S. Bittle-Patton                | S.           | Bittle-Patton       | sbpcscd@bellsouth.net   | 6/8/2021 18:33 approved | 6/8/2021 18:33 | 6/8/2021 18:53 | 21              | United States       |
| Yes | S. Bittle-Patton                | S.           | Bittle-Patton       | sbpcscd@bellsouth.net   |                         | 6/8/2021 18:54 | 6/8/2021 19:26 | 32              | United States       |
| Yes | Ellen                           | Ellen        | ellen.baesel@bhhsca | 6/8/2021 18:28 approved | 6/8/2021 18:30          | 6/8/2021 19:26 | 56             | United States   |                     |
| Yes | sis kaplan                      | sis          | kaplan              | sis@gmail.com           | 6/8/2021 18:48 approved | 6/8/2021 18:48 | 6/8/2021 19:26 | 39              | United States       |
| Yes | John Theobald                   | John         | Theobald            | kingscrossjt@gmail.co   | 6/8/2021 18:30 approved | 6/8/2021 18:30 | 6/8/2021 19:28 | 58              | United States       |
| Yes | Chris Collins                   | Chris        | Collins             | 4collinschris@gmail.co  | 6/8/2021 18:26 approved | 6/8/2021 18:30 | 6/8/2021 19:26 | 57              | United States       |
| Yes | Owner                           | Owner        |                     | ckbhall@aol.com         | 6/8/2021 18:21 approved | 6/8/2021 18:30 | 6/8/2021 19:26 | 56              | United States       |
| Yes | Rick Thurmond                   | Rick         | Thurmond            | rthurmond@charlottes    | 6/8/2021 18:33 approved | 6/8/2021 18:33 | 6/8/2021 19:15 | 42              | United States       |
| Yes | Nina Speed                      | Nina         | Speed               | speedns15@gmail.com     | 6/8/2021 18:30 approved | 6/8/2021 18:30 | 6/8/2021 18:53 | 24              | United States       |
| Yes | Nina Speed                      | Nina         | Speed               | speedns15@gmail.com     |                         | 6/8/2021 18:55 | 6/8/2021 19:02 | 7               | United States       |
| Yes | Nina Speed                      | Nina         | Speed               | speedns15@gmail.com     |                         | 6/8/2021 19:02 | 6/8/2021 19:03 | 1               | United States       |
| Yes | Nina Speed                      | Nina         | Speed               | speedns15@gmail.com     |                         | 6/8/2021 19:03 | 6/8/2021 19:26 | 24              | United States       |
| Yes | David Enna                      | David        | Enna                | dvdre@yahoo.com         | 6/8/2021 18:25 approved | 6/8/2021 18:30 | 6/8/2021 19:14 | 45              | United States       |
| Yes | Mark Allen                      | Mark         | Allen               | wmallen1955@gmail.c     | 6/8/2021 18:28 approved | 6/8/2021 18:30 | 6/8/2021 19:26 | 56              | United States       |
| Yes | Franklin Keathley               | Franklin     | Keathley            | franklinkeathley@gma    | 6/8/2021 18:49 approved | 6/8/2021 18:49 | 6/8/2021 19:26 | 38              | United States       |
| Yes | Laura Peres                     | Laura        | Peres               | lperes@tde.org          | 6/8/2021 18:20 approved | 6/8/2021 18:30 | 6/8/2021 19:26 | 56              | United States       |
| Yes | Lisa Coppala                    | Lisa         | Coppala             | lcoppala@gmail.com      | 6/8/2021 18:28 approved | 6/8/2021 18:30 | 6/8/2021 19:16 | 46              | United States       |
| Yes | Andrew Siwulec                  | Andrew       | Siwulec             | asiwulec@aol.com        | 6/8/2021 19:02 approved | 6/8/2021 19:02 | 6/8/2021 19:26 | 24              | United States       |
| Yes | Liz Ward                        | Liz          | Ward                | liz@giveimpact.org      | 6/8/2021 18:38 approved | 6/8/2021 18:38 | 6/8/2021 19:26 | 49              | United States       |
| Yes | rickpfeiffer                    | rickpfeiffer |                     | rickpfeifferjr@hotmail. | 6/8/2021 18:30 approved | 6/8/2021 18:30 | 6/8/2021 19:26 | 56              | United States       |
| Yes | Alex Woodie                     | Alex         | Woodie              | woodie.julie@gmail.co   | 6/8/2021 18:28 approved | 6/8/2021 18:30 | 6/8/2021 19:18 | 49              | United States       |
| Yes | Lisa                            | Lisa         |                     | lisa.blouch.edwards@e   | 6/8/2021 19:07 approved | 6/8/2021 19:07 | 6/8/2021 19:25 | 18              | United States       |
| Yes | Robert                          | Robert       |                     | robert.drayton@atriun   | 6/8/2021 18:32 approved | 6/8/2021 18:32 | 6/8/2021 19:26 | 54              | United States       |
| Yes | CRB                             | CRB          |                     | cbuchan@gmail.com       | 6/8/2021 18:34 approved | 6/8/2021 18:34 | 6/8/2021 19:26 | 53              | United States       |
| Yes | Carla                           | Carla        |                     | cashton@carolina.rr.cc  | 6/8/2021 18:57 approved | 6/8/2021 18:57 | 6/8/2021 19:26 | 29              | United States       |
| Yes | Valerie Preston                 | Valerie      | Preston             | nola2clt@gmail.com      | 6/8/2021 18:30 approved | 6/8/2021 18:30 | 6/8/2021 19:24 | 54              | United States       |
| Yes | Lindsay Muns (she/              | Lindsay      | Muns (she/her)      | lindsay.muns@charlot    | 6/8/2021 18:32 approved | 6/8/2021 18:32 | 6/8/2021 18:53 | 22              | United States       |
| Yes | qeASDFGJL'                      | qeASDFGJL'   |                     | ydavenport@yahoo.co     | 6/8/2021 18:39 approved | 6/8/2021 18:39 | 6/8/2021 19:11 | 33              | United States       |
| Yes | qeASDFGJL'                      | qeASDFGJL'   |                     | ydavenport@yahoo.com    |                         | 6/8/2021 19:11 | 6/8/2021 19:16 | 5               | United States       |
| Yes | qeASDFGJL'                      | qeASDFGJL'   |                     | ydavenport@yahoo.com    |                         | 6/8/2021 19:16 | 6/8/2021 19:26 | 10              | United States       |
| Yes | Ellen Citarella                 | Ellen        | Citarella           | landuse@dilworthonli    | 6/8/2021 18:27 approved | 6/8/2021 18:30 | 6/8/2021 19:26 | 56              | United States       |
| Yes | Marilyn Shore                   | Marilyn      | Shore               | SalemBall@hotmail.co    | 6/8/2021 18:26 approved | 6/8/2021 18:30 | 6/8/2021 19:26 | 56              | United States       |
| Yes | Sis Kaplan                      | Sis          | Kaplan              | siskaplan@gmail.com     | 6/8/2021 18:27 approved | 6/8/2021 18:30 | 6/8/2021 19:26 | 56              | United States       |



# Rezoning Petition No. 2021-092

The Charlotte-Mecklenburg Hospital Authority (Atrium Health),  
Petitioner

Community Meeting  
June 8, 2021



ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)



## Rezoning Team

- Bennett Thompson, Atrium Health
- Dennis Miller, Wexford Science & Technology
- Steve Blakley, Kimley Horn & Associates
- Laura Reid, Kimley Horn & Associates
- Ryan Lewis, Kimley Horn & Associates
- John Carmichael, Robinson, Bradshaw & Hinson

## Current Rezoning Schedule

- Public Hearing: Monday, September 20, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, October 5, 2021 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, October 18, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center



## Site – 14.284 Acres





## Rezoning Request

Requesting the rezoning of the site to the MUDD-O zoning district to accommodate a multi-use development on the site that could contain medical school, research, medical office, office, residential, retail and hotel uses, among other uses.



## Rezoning Request - Continued

- A. A maximum of 1,310,000 square feet of non-residential gross floor area would be permitted on the site.
- B. A maximum of 150,000 square feet of such gross floor area could be devoted to retail sales, personal service uses and eating, drinking and entertainment establishments (Type 1 and/or Type 2).
- C. A maximum of 1,000 multi-family units would be permitted on the site.
- D. A maximum of 600 hotel rooms would be permitted on the site.

There would be conversion rights as well.

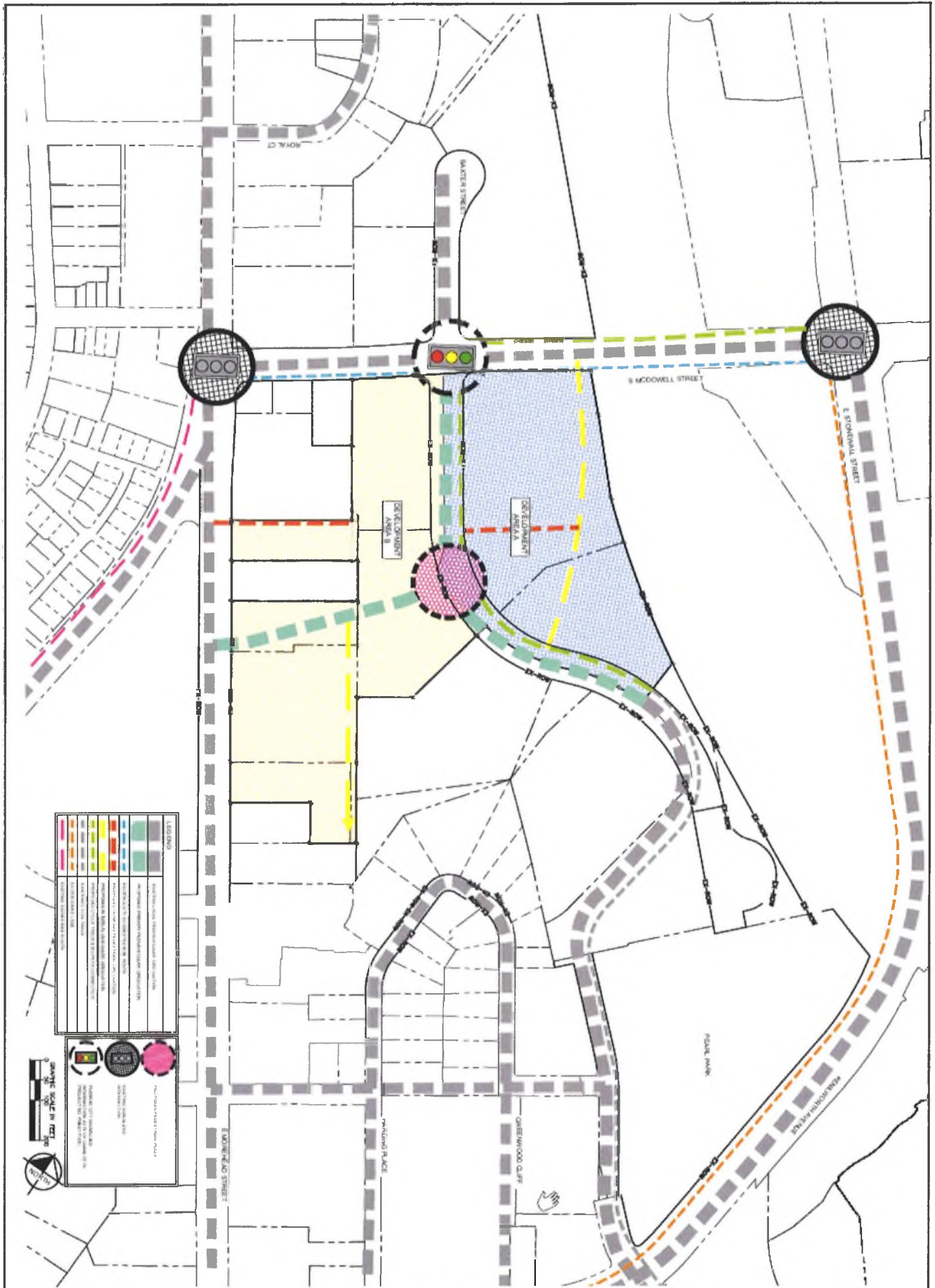


# Rezoning Plan













**RESEARCH  
BUILDING**  
~250,000 GSF  
10 stories  
~150 ft

**SCHOOL OF  
MEDICINE**  
~300,000 GSF  
18 stories  
~270 ft

*Charlotte has a once-in-a-generation chance to build a knowledge community and a home for innovation with a new medical school as the anchor for investment and innovation. This new school is made possible by the partnership of Atrium Health, Wake Forest Baptist Health, and Wake Forest*



## RESEARCH BUILDING

*Will contain laboratories and  
offices for research*

## PLAZA AREA

*A hub for both  
learning and social  
interaction.*



## WAKE FOREST ATRIUM HEALTH MEDICAL SCHOOL

*The new Wake Forest  
School of Medicine Center  
for  
Innovation in Health and  
Learning will be an  
interdisciplinary building  
with academic and  
administrative support  
space*



PLAZA: LINKING EXTERIOR AND INTERIOR SPACES







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SCIENCE+TECHNOLOGY

# DCDA Meeting

June 2 2021

## Announced on March 24

WSOC TV

Charlotte's first 4-year medical school will be built in Midtown

On Wednesday, officials revealed that Wake Forest University and Atrium Health will build their new medical school in Midtown, at Baxter and ...

1 month ago



The Business Journals

JLL report details 'potential' life sciences growth market, with ...

Atrium Health, Wake Forest Baptist Health and Wake Forest School of Medicine are bringing Charlotte's first four-year medical school to ...

4 days ago



The Business Journals

Wake Forest School of Medicine to be built in midtown ...

Charlotte, North Carolina will soon be a city with a four-year medical school. For months, following the announcement that Atrium Health and ...

1 week ago



Winston-Salem Journal

Atrium unveils images of planned Wake Forest medical school ...

Atrium Health Inc. unveiled more details about its planned Wake Forest School of Medicine in Charlotte at a quarterly meeting Tuesday of the ...

Feb 10, 2021





## Charlotte is Ripe for Innovation

- **Healthcare is 2nd largest talent cluster** (47,000 workers)
- **Concentrated medical center campus**
- **Growing data science sector** (21,000 people)
- **10,000 degrees/year and 80% remain in Charlotte**
- **Charlotte Douglas International Airport**



## WHAT IS AN INNOVATION DISTRICT?

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An innovation district is a geographic area where anchor institutions and companies cluster and connect with small firms, start-ups, and business incubators. They are physically compact, urban, transit-accessible, and technically-wired and offer mixed-use housing, office, and retail.

- *The Rise of Innovation Districts; Katz and Wagner, Brookings Institution, 2014*







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School of Medicine and  
R1 Building





# Wexford Science + Technology

Wexford Science & Technology is a real estate development company **EXCLUSIVELY** focused on partnering with universities, academic medical centers, and research institutions to create vibrant, mixed-use Knowledge Communities that are built on a foundation of discovery, innovation, entrepreneurial activity, corporate engagement and community inclusion.

15

Years of Experience

15

Knowledge Communities  
(Developed or Under Development)

27

Institutional Relationships

8.1M SF

Portfolio Developed  
or Under Construction

2.9M SF

Portfolio in  
Predevelopment

92.1%

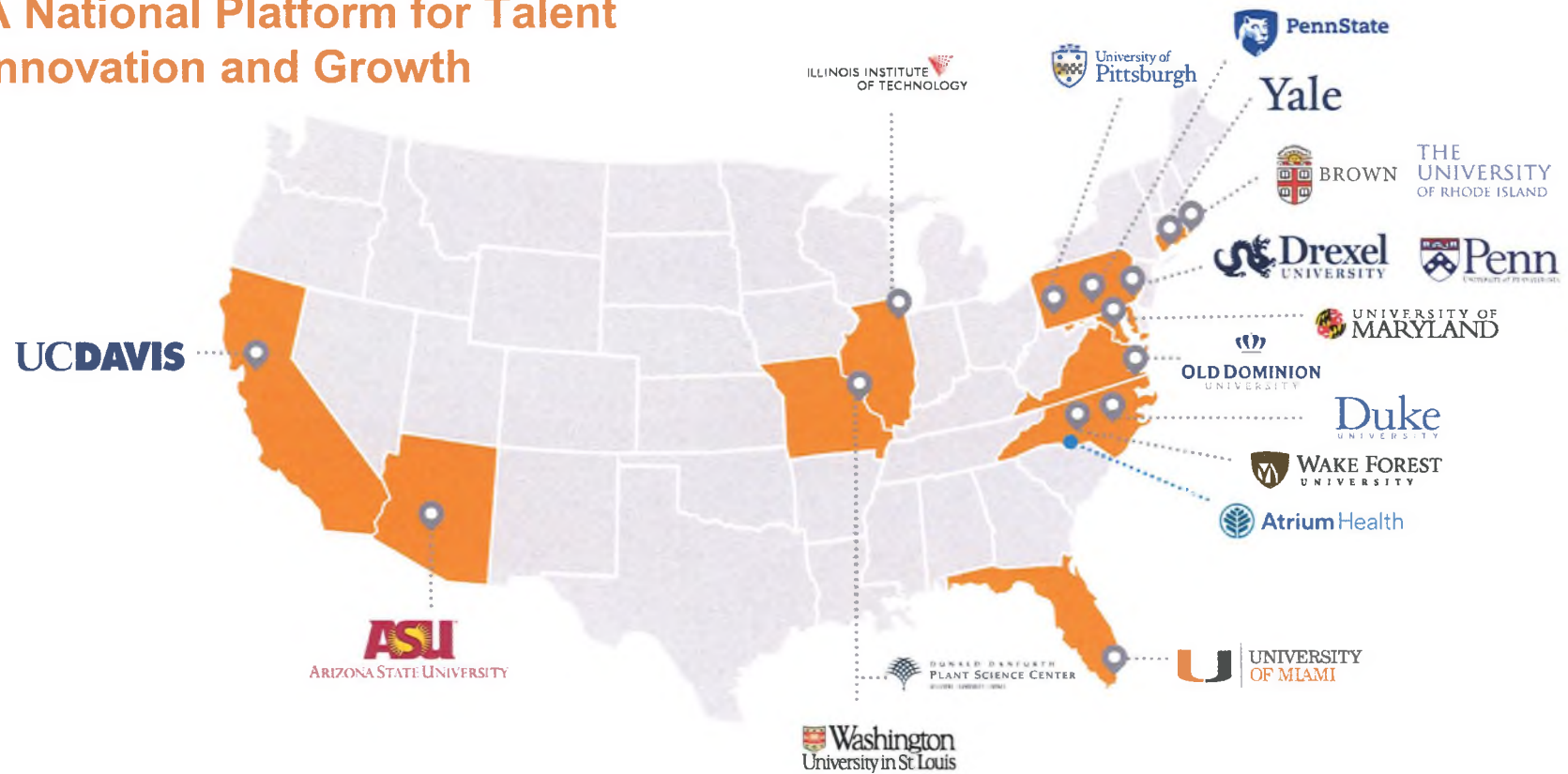
Portfolio Leased



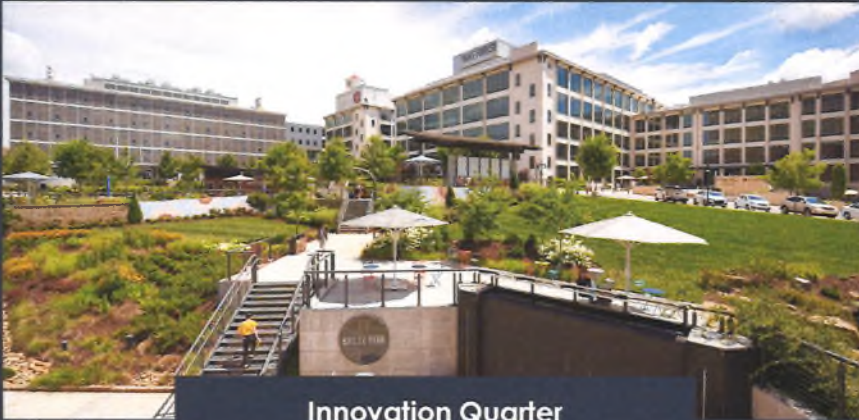
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UNIVERSITY / INSTITUTIONAL RELATIONSHIPS

## A National Platform for Talent Innovation and Growth



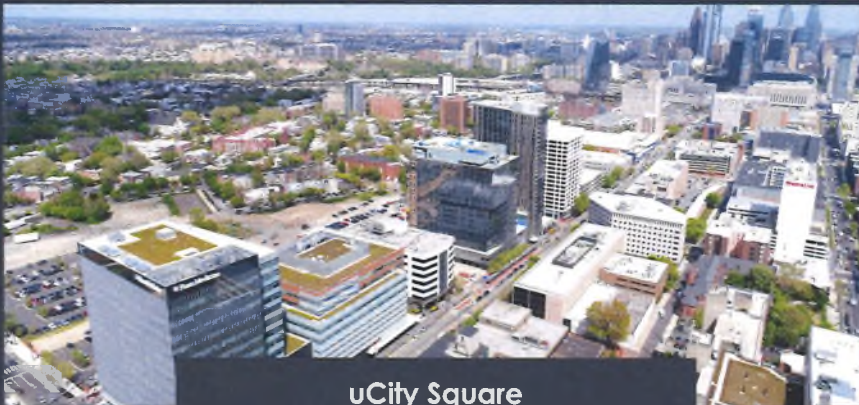




**Innovation Quarter**  
Winston-Salem, NC



**Cortex Innovation Community**  
St. Louis, MO



**uCity Square**  
Philadelphia, PA



**Innovation & Design District**  
Providence, RI

# Community Outreach Programs



## Youth Engagement

- Stem Programming (FirstHand example)
- Internship Program path to employment

## Accessible Jobs

- Community College Programs
- Re-rating Existing Jobs
- Entrepreneurial Opportunities for Minorities (example Evergreen Initiative)

## Minority & Women Owned Business Enterprises Promotion And Support

- Capacity Building
- Procurement Programs
- Access To Space & Programs

## Health Equity

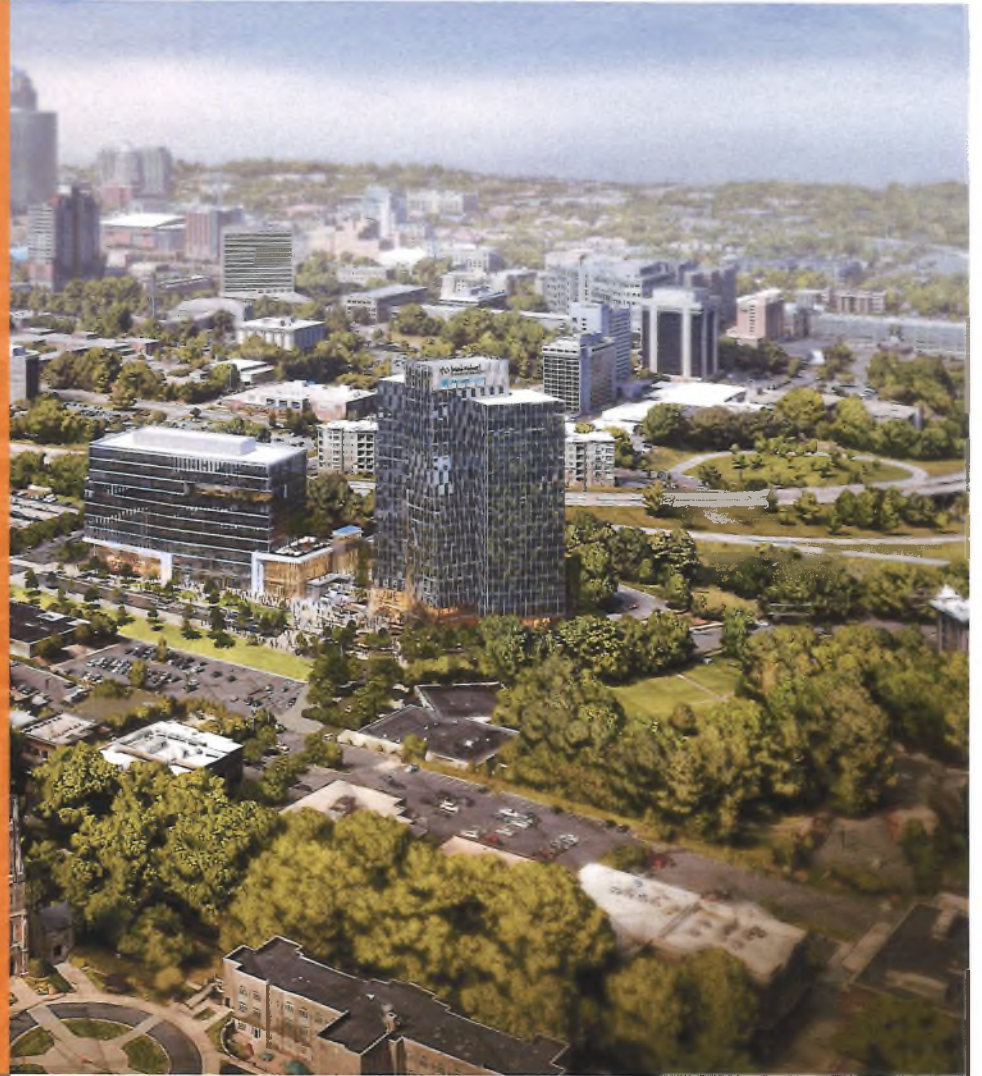
- Medical School Scholarships
- Access To Healthy Food



WEXFORD

Thank you.

WEXFORD  
SCIENCE+TECHNOLOGY





# Transportation Impact Study Study Area

| Intersection   |
|--|
| 1. S McDowell Street and Baxter Street                                     |
| 2. Morehead Street and S McDowell Street/Dilworth Road                     |
| 3. Morehead Street and Kenilworth Avenue                                   |
| 4. Kenilworth Avenue and Harding Place                                     |
| 5. Kenilworth Avenue and Greenwood Cliff                                   |
| 6. Kenilworth Avenue and Pearl Park Way                                    |
| 7. Pearl Park Way and S. Kings Drive                                       |
| 8. Kenilworth Avenue/Stonewall Street and Charlottetowne Avenue/I-277 Ramp |
| 9. Stonewall Street and S McDowell Street                                  |
| 10. Morehead Street and Myrtle Avenue/Royal Court                          |
| 11. Morehead Street and Euclid Avenue                                      |
| 12. Morehead Street and Caldwell Street                                    |
| 13. Kenilworth Avenue and I-277 Inner Loop                                 |
| 14. S McDowell Street and Access #1 (Phase 1a)                             |
| 15. S McDowell Street and Access #2 (Phase 1b)                             |
| 16. East Morehead Street and Street A                                      |
| 17. East Morehead Street and Access #3 (Phase 1b)                          |
| 18. Baxter Street and Street A   |



## **Transportation Impact Study**

### *Next Steps*

- Currently working through TIS capacity analysis
- Ongoing Coordination with NCDOT and CDOT focusing on:
  - Required offsite improvements
  - Internal road systems for improved connectivity and traffic distribution
  - Transportation Demand Management (TDM) strategies
  - Multimodal Connections
    - Bike
    - Pedestrian
    - Greenway
    - Bus/Alternative Modes